

PLANNING COMMISSION MINUTES NOVEMBER 18, 1997

Present: Chairman Dean Jolley, Dean Thurgood, Dick Dresher, Ken Cutler, City Council Representative Sam Fowler, City Engineer Paul Rowland, Recording Secretary Connie Feil.

Absent: Vice-Chairman Lois Williams, City Attorney Rusty Mahan, Planning Director Blaine Gehring, and Mark Green.

Dean Jolley welcomed all those present and introduced the Planning Commission Members and the new City Council member, Stewart Knowlton. The minutes for November 4, 1997 were modified as follows:

There was a lengthy discussion on meeting the 40% landscaping requirement, two accesses and the density of this project. There were some questions on why the amendment to the ordinance from 40% to 30% on landscaping? Mr. Rowland recalculated the size of the property and conformed that the density and 40% landscaping could be met with the reduction in size of the units. The alternative is that either the Planning Commission has to give the 30% landscaping or Mr. Knowlton has to reduce the density or size of the units. It was suggested not to allow 30% landscaping and cut down on the number of units to meet the 40% landscaping required.

Sam Fowler made a motion to approve the minutes for November 4, 1997 as modified. Dick Dresher seconded the motion and voting was unanimous.

Site Plans

1. Continuation of conditional use permit approval for X-Cel Fitness at 845 S. 400 E.

Gary Seljaas, representing X-Cel Fitness, was present. Paul Rowland explained that on October 21, 1997 the Planning Commission granted a conditional use permit for X-Cel Fitness with the condition that a revised site plan be reviewed which showed new landscaping along 400 East and correction of fencing along the back of the building.

A revised site plan has been submitted showing a row of trees with shrubs between them along 400 East between the sidewalk and the retaining wall. Grass is to be planted in the park strip. The plan also shows that the parking lot will receive a new seal coat and the parking restriped.

As for the fencing, the fencing in question is actually the City's which surrounds an old well. This fence is not an issue for X-Cel Fitness. It has been discussed with the Water Department and Tom Hardy on what the City is going to do with this piece of property. There are no intentions of redeveloping this well. The owner of the adjoining property has approached the City with interest in purchasing this property.

There are a couple of other things which have come up which need to be added to the conditional use approval in addition to the approval of the site plan. First, X-Cel has placed a temporary sales trailer in the parking lot which they mentioned in our first meeting. This needs to be part of the conditional use approval granting them permission for the trailer until such time as they occupy the building. Second, their floor plans show a small child care area. This must be for use by patrons only and may not be licensed as a separate day care center.

Since the site plan has been submitted, an informal request has been asked if it is possible to eliminate some trees on the park stripe? X-Cel feels that, on the north end, the three trees create a visual barrier from the facility.

Mr. Seljaas would like to eliminate the two trees on the north corner. It was discussed and decided to eliminate the far north tree for safety concerns.

Dick Dresher had some concerns with the amount of handicap parking spaces. In order to meet the ordinance there should be an addition of two or more spaces. Mr. Rowland mentioned that there is plenty of space available for extra parking spaces and can be added to the site plan.

Staff recommends approving the site plan shown with the condition that an adequate sprinkling system be shown to provide water to the new landscaping. (Inasmuch as this was part of the conditional use approval, the site plan will not go to the City Council.) Also, the conditional use permit should be amended to add the following conditions:

1. The temporary sales trailer is approved for use only until the building is occupied.
2. The child care area of the fitness center must be for children of patrons on site and may not be used as a separate child care facility.

Dick Dresher made a motion to formally grant the conditional use permit with the additional comments of site plan approval, temporary sales trailer approval, day care for the facility and the addition of the following:

3. Eliminate one tree on the north corner of the property.

Dean Thurgood seconded the motion and voting was unanimous.

2. Consider final site plan approval for North Point Condominiums at 360 N. 500 W.

Paul Rowland mentioned that this item has been canceled and will be presented at another date. Brian Knowlton has secured an access out to 400 North keeping the density of the project. He has met the 40% landscaping and revised and improved the site plan. With the massive changes to the site plan he could not make the dead line for submittal.

Meeting adjourned at 7:28 P.M.